

# Memo

**To:** Board of Managers  
**From:** Michael Younes, Director of Municipal Operations *My*  
**CC:** Shana Davis-Cook, Village Manager  
**Date:** 5/9/2013  
**Re:** Village Sidewalk Replacements – Proposed Year 3 Schedule - *Executive Summary*

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## **Background and Timeline of Board/Committee Action**

Since 2009, the Village Board, Public Works Committee (PWC) and staff have worked to develop and implement a comprehensive plan to replace the existing sidewalks in the Village. As a result of multiple surveys conducted by the Public Works Supervisor and me, in 2009 and 2011 it was determined that approximately 25% of the sidewalks throughout the Village fell into a state of major disrepair and a total of 65% of the sidewalks were in need of significant maintenance due to general disrepair and wear and tear that should be replaced to mitigate a safety hazard.

There have been numerous updates provided to the community and opportunities for public comment including:

- Four (4) – Public Works Committee (PWC) meetings.
- Eight (8) – meetings of the Board of Managers where the PWC and staff made presentations to the Board on the status of improving Village sidewalks.
- More than ten (10) – articles included in the *Crier* updating Village residents and soliciting comments on Village sidewalks.
- Four (4) – Surveys of Village sidewalks by the Public Works Supervisor and me.

The Village maintains approximately 219,000<sup>1</sup> sq. ft. or 10.2 miles of sidewalk within its boundaries.

New and repaired Village sidewalks are installed using the approved clay brick paver on a crushed stone dust base, which allows tree roots to move freely through the base and minimizes the number of tree related maintenance needs.

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<sup>1</sup> Originally, the Village estimated there was 242,000 sq. ft. of sidewalk throughout the Village which included Connecticut Avenue. That estimate has been revised down to 219,000 following the Maryland State Highway Administration's replacement of all sections of sidewalk along Connecticut Avenue.

Although the newly installed brick sidewalks are not fully pervious, they will provide for a greater permeability than the existing concrete and brick/mortar set sidewalks. This is achieved by allowing water runoff to percolate between the brick joints.

### **Recap of Year 2 Replacements:**

Over the past year, the Village's sidewalk contractor, Capitol Hardscapes (the contractor), have replaced or is currently replacing sidewalks along the following streets:

- Cedar Parkway
- Grafton Street
- West Irving Street
- West Lenox Street
- West Melrose Street
- Primrose Street (between Connecticut Avenue and Brookville Road)<sup>2</sup>

A total of 70,000 sq. ft. or 3.3 miles of sidewalks in the Village were replaced in FY2013. In combination with the FY2012 replacements, 58% of all sidewalks in the Village have been replaced. FY2013 is also projected to come in 7% under budget (including the 145 foot section of sidewalk awaiting replacement on Primrose Street).

### **Proposed Sidewalk Replacements – Year 3 (FY2014 – July 1, 2013 through June 30, 2014)**

Over the next year, I propose that the following sidewalks be replaced. If approved, the following sidewalks will account for a total of almost 48,000 sq. ft. or 2.2 miles of sidewalk. Combined with the sidewalks replaced during the first two (2) years of the project a total of 8.5 miles of the 10.2 total miles of sidewalk will have been replaced by year's end, totaling 83% of the sidewalks in the Village. A complete overview (including photos) of the proposed sidewalks is included in my full memorandum (attached).

- East Irving Street
- East Lenox Street
- East Melrose Street (between Connecticut Avenue and Brookville Road)
- Primrose Street (between 27 Primrose Street and Brookville Road)<sup>2</sup>  
-Carry over from FY2013-
- Primrose Street (between Brookville Road and Oxford Street)
- Quincy Street
- West Kirke Street

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<sup>2</sup> Due to extensive construction at 27 Primrose Street, the sidewalk from 27 Primrose Street to Brookville Road (145 ft) was not replaced. Once construction at this property is completed the remaining section of sidewalk will be replaced.

## **Resident Petitions Received**

As part of the proposed sidewalk replacement for next fiscal year, I am in receipt of three (3) resident petitions requested further consideration with request to the sidewalks in front of or close proximity to their homes. Copies of the full requests are attached to this memo and outlined below:

- **Mr. and Mrs. Charles Hobbs – 33 West Kirke Street:**

Mr. and Mrs. Charles Hobbs, are requesting that we maintain a 109 foot section of brick sidewalk that extends from a point halfway across the front of their house to Cedar Parkway. Mr. and Mrs. Hobbs cite that the section is in “near-perfect condition.”

I recently walked the section of sidewalk in question, and agree that this portion of sidewalk is in good condition and does not appear to have any major visible defects that would deem the sidewalk hazardous. I defer to the Board as to whether they wish to forego replacing this section. If so, I would recommend replacing the sidewalk across both sections where their front walk abuts the sidewalk (see sketch submitted as part of Mr. and Mrs. Hobbs request), to address a couple areas that are starting to show signs of deterioration. Photos of the section in question are included in my complete full memo.

- **Request to Extend East Lenox Street Sidewalk to Brookville Road:**

I have received an e-mail request from the resident at 107 East Lenox Street, Mr. Jan Acton, and a signed petition from all households on the 100 block of East Lenox Street, except 101 East Lenox Street, to extend the existing sidewalk from 105 and to connect it with the Brookville Road sidewalk. This extension is not included in the square footage amounts above and would increase the length of the sidewalk by approximately 170 feet or 694 sq. ft.

I have met with the Village’s sidewalk contractor and arborist to review the proposed location. The space available to extend the sidewalk is very tight; currently the property/right-of-way line on the north side of the street is located at the back edge of the current sidewalk. There are two (2) trees located along the path of where the sidewalk extension would be installed. The Village arborist has looked at the area and he concluded that the sidewalk could be installed with minimal impacts to the trees that would not affect the overall health or stability of the trees. Because this is outside the existing scope of the “replacement” contract, our contractor estimates it would cost \$6,940 mainly due to the hand digging around existing trees roots that would be required.

A more detailed overview of the request and photos of the site are included in my complete memo.

- **Various Residents on Newlands Street:**

Two (2) homeowners along Newlands Street requesting replacement of—at the very least—the portion of sidewalk that runs along the Newlands Street crescent on opposite side of the street from the Newlands Park. The residents state that many sections are up-heaved and have been broken by tree roots.

This section of sidewalk is already included in the staff's proposed year 3 replacement schedule for full replacement.

**Board Action**

At this time no formal action is requested of the Board.

Between now and the June Board meeting I invite all Board members to walk the sidewalks proposed for replacement in Year 3 either independently or with me, and to submit any comments or questions that you or residents may have. At the Board's regular meeting on June 10, 2013, the Board will be asked to approve the staff's proposed schedule—with or without modifications—for Year 3 sidewalk replacements.

*Attachments:*

- (1) Full Memorandum – Village wide Sidewalk Replacements – Proposed Year 3 Schedule, including attachments



# Memo

**To:** Board of Managers  
**From:** Michael Younes, Director of Municipal Operations *my*  
**CC:** Shana Davis-Cook, Village Manager  
**Date:** 5/9/2013  
**Re:** Village Sidewalk Replacements – Proposed Year 3 Schedule

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## **Background and Timeline of Board/Committee Action**

Since 2009, the Village Board, Public Works Committee (PWC) and staff have worked to develop and implement a comprehensive plan to replace the existing sidewalks in the Village. As a result of multiple surveys conducted by the Public Works Supervisor and me, in 2009 and 2011 it was determined that approximately 25% of the sidewalks throughout the Village fell into a state of major disrepair and a total of 65% of the sidewalks were in need of significant maintenance due to general disrepair and wear and tear that should be replaced to mitigate a safety hazard.

**November and December 2009 Public Works Committee Meetings** – The PWC met to discuss the overall condition of the Village's sidewalks, proposed replacement project and related responses received from the 2009 resident survey. At the meetings, the PWC discussed various aspects of the project such as the material that should be used, pattern, how to phase and whether to install sidewalks on streets that currently did not have sidewalks. As a result of these meetings, the PWC agreed that at this point sidewalks should only be replaced where they currently exist, they should all be installed in brick regardless of existing material. The Committee also recommended the use of the Pine Hall Pathway Full Range Clay Brick Paver for a number of reasons that are outlined below.

**January 2010 Board of Managers Meeting** – The PWC reviewed several types of brick and ultimately recommended that the *Pine Hall Pathway Full Range Clay Brick Paver* be used throughout the Village, because this brick would be safer than current brick/pavers, and equally, and in some respects, safer to traverse than the existing concrete sidewalks installed throughout the Village for the following reasons:

Type of Test	Testing Standard	Test Values for CCV Brick	Brick Exceeds Requirement by:	Test Values for Concrete
<b>24 hr Cold Water Absorption Test</b> (maximum)	8% (ASTM C902-SX)	3.86%	<b>52%</b>	0%
<b>Compressive Strength</b> (minimum)	8000 psi (ASTM C902-SX)	13,396 psi	<b>67%</b>	N/A – varies with mix design of concrete
<b>Freeze/Thaw Test</b>	50 cycles (ASTM C902-SX)	150 cycles	<b>300%</b>	50 cycles
<b>Slip Resistance</b> (Static Coeff. Of Friction ASTM C1028 minimum)	0.6 (Access Board-recommendation)	1.15 dry 0.98 wet	<b>91%</b> <b>63%</b>	0.9 dry 0.6 wet

*The Board of Managers unanimously approved the use of the Pine Hall Pathway Full Range Clay Brick paver for use within the Village to replace damaged and deteriorating sidewalks.*

**May 2010 Board of Managers Meeting** – Following further meetings of the PWC, and due to the high percentage of overall sidewalk locations in major disrepair within the Village, the committee recommended to the Board, that a four (4) year systematic approach be put in place for the replacement of all existing sidewalks throughout the Village using the *Pine Hall Pathway Full Range Clay Brick* including the replacement of existing concrete sidewalks on a street by street basis. The PWC also recommended that the running bond pattern be used in the historic district and the herringbone pattern be used in the non-historic areas of the Village. The Board instead felt that a uniform pattern should be used throughout the Village. *By a unanimous vote, the Board reaffirmed its approval of the Pine Hall Pathway Clay Brick Paver in a running bond pattern throughout the Village and directed that when repairs were made they were made to the entire subject block. The Board also directed staff to develop bid documents stipulating a four (4) year construction phasing for the project.*

**Capital Improvements Program (CIP) Budget Development**– During the development of the FY2011 CIP Budget, the Board directed staff to include a line item for Village sidewalk replacements. An initial first year level of spending was held at \$185,000.

**March 2011 Board of Managers Meeting** – Following a presentation on the overall sidewalk replacement project, some members of the Board voiced their concerns over the timing of the project in regard to the budget. As a result of the discussion, the Board directed staff to gather cost estimates to replace only those locations of major disrepair in-kind (“brick with brick” and “concrete with concrete”) throughout the Village as an alternate option to the full sidewalk replacement project to convert all existing sidewalks to brick. Once the comparative data was received, the Board would continue discussion and action on the sidewalk replacement project. *The Board deferred action on the sidewalk replacement contract until the Capital Improvements Program Budget was approved at the Annual Meeting in April 2011 and comparative cost estimates were received for “in-kind” repairs.*

**May 2011 Board of Managers Meeting** – At the Board's request, staff presented a report on the number of sidewalks in major disrepair within the Village and the estimates received to repair these sidewalks in-kind (“brick with brick” and “concrete with concrete”). Based on a follow-up survey conducted by staff of the Village’s sidewalks it was determined that

approximately 25% or 57,250 sq. ft. of the sidewalks throughout the Village were in major disrepair. To replace these areas in-kind, was estimated at \$834,985, which is 45% of the Village sidewalk replacement cost. At that time, staff determined that 15% or 34,350 sq. ft. of existing sidewalks were anticipated to fall into the category of “major disrepair” within 2-3 years. Based on the initial in-kind replacement bids, the estimated cost to repair those areas was \$500,900. The combined cost to replace 40% of the existing sidewalks was \$1.34 million, or 72% of the cost to replace all sidewalks with brick. *The Board determined that it would not be cost-effective to only replace those sidewalks in major disrepair when only approximately 25% of the sidewalks would be addressed and additional replacements would be necessary. The Board agreed that full sidewalk replacement in brick would be the most economical solution to address the Village’s extensive sidewalk repair needs and directed staff to develop construction schedule options including front-loading the first year’s construction work for the Board’s consideration at its June 2011 Regular Meeting.*

**June 2011 Board of Managers Meeting** – Staff presented construction schedule options for the sidewalk project as requested by the Board at its May 2011 meeting. Staff’s presentation outlined that the slated sidewalk replacements would be submitted, reviewed and approved by the Board prior to each fiscal year. The Board discussed expediting the replacement of the most hazardous sidewalks in the Village by “front-loading” the replacement schedule and felt that in the interest of pedestrian safety it was imperative to proceed with “front-loading” the replacements. *The Board unanimously approved to front-load (replacing the most severe sidewalks first) the sidewalk replacement project. The Board unanimously approved and authorized the Village Manager to enter into contract with Capitol Hardscapes as the sidewalk contractor.* The base contract term for the replacement contract is four-years with two (2) one-year options. As with all Village contracts, the Village is only obligated for work it authorizes. If one or both of the options are exercised the base price of \$8 sq. ft. would be adjusted based on the current consumer price index. After reviewing the staff’s recommendation, the Board would have to approve the specific streets or blocks authorized for replacement in that year.

**December 2011 Board of Managers Meeting** – At the Board’s request staff presented an overview of the policy for replacing sidewalks that intersect with private driveways. *No questions or comments on the policy were heard from the Board.*

**May and June 2012 Board of Managers Meeting** – In accordance with the project scope staff presented its recommended sidewalk replacements for year 2 of the project. No questions or comments were heard from the Board or residents on the proposed year 2 replacements. *The Board unanimously approved staffs recommended sidewalk replacements for year 2.*

### **Overview of Sidewalk Project**

The Village maintains approximately 219,000<sup>1</sup> sq. ft. or 10.2 miles of sidewalk within its boundaries.

New and repaired Village sidewalks are installed using the approved clay brick paver on a crushed stone dust base, which allows tree roots to move freely through the base and

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<sup>1</sup> Originally, the Village estimated there was 242,000 sq. ft. of sidewalk throughout the Village which included Connecticut Avenue. That estimate has been revised down to 219,000 following the Maryland State Highway Administration’s replacement of all sections of sidewalk along Connecticut Avenue.

minimizes the number of tree related maintenance needs. When roots do cause a sidewalk to heave, the sidewalk can be easily repaired by lifting the existing bricks out, smoothing the base material and re-inserting the same bricks. Unfortunately, there is no intermediate step to repairing concrete other than to remove and replace the section completely after either cutting the tree roots or pouring concrete around the roots. Both options could potentially harm and/or kill the tree's roots.

Although the newly installed brick sidewalks are not fully pervious, they will provide for a greater permeability than the existing concrete and brick/mortar set sidewalks. This is achieved by allowing water runoff to percolate between the brick joints.

### ***Recap of Year 2 Replacements:***

Over the past year, the Village's sidewalk contractor, Capitol Hardscapes (the contractor), have replaced or is currently replacing sidewalks along the following streets:

- Cedar Parkway
- Grafton Street
- West Irving Street
- West Lenox Street
- West Melrose Street
- Primrose Street (between Connecticut Avenue and Brookville Road)<sup>2</sup>

A total of 70,000 sq. ft. or 3.3 miles of sidewalks in the Village were replaced in FY2013. In combination with the FY2012 replacements, 58% of all sidewalks in the Village have been replaced. FY2013 is also projected to come in 7% under budget (including the 145 foot section of sidewalk awaiting replacement on Primrose Street).

### ***Best Practices:***

After the first year of the project the contractor and I implemented several modifications to its construction practices in an effort to address certain issues that we observed. As a result the frequency of these issues was greatly reduced. Below is a summary of how each issue was resolved:

- Chipping of Bricks following Tamping:

In order to reduce the number of chipped bricks the contractor now uses half-inch thick plywood and also has installed a piece of rubber (for use during winter months) along the bottom of their plate tamper. While this does not prevent 100% of the chipping it certainly has been greatly reduced. Tamping the sidewalk is a required step of the installation process because that is the only way a dry laid sidewalk (vs. mortared brick and/or concrete set) is firmly seated.

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<sup>2</sup> Due to extensive construction at 27 Primrose Street, the sidewalk from 27 Primrose Street to Brookville Road (145 ft) was not replaced. Once construction at this property is completed the remaining section of sidewalk will be replaced.

Remaining bricks that are chipped as a result of the tamping process that are likely to cause a safety issue are replaced by the contractor following a walk-through with me conducted at the completion of work on that street.

- **Loose Border Bricks:**

The contractor had been using a full brick cut in half length wise to border the sidewalk. During the first year it was observed that some of these border bricks were becoming loose. This issue was magnified by other factors such as unevenness in the right-of-way and the layout of the sidewalk.

In order to ensure the stability of the border brick and edges of the sidewalk the contractor now uses a full brick imbedded into the sidewalk base. This remedy has provided a more stable border and occurrences of the border brick being loose are virtually eliminated.

- **Filling Joints in Brick:**

Towards the end of the first year, the contractor and I came to the conclusion that concrete/masonry sand was the best material to use to fill the sidewalk joints due to its non-angular and finer grain size. In addition to the type of sand used, the contractor now sweeps sand across the sidewalk multiple times to further pack the sidewalk joints tighter.

As with any extended project, we will continue to monitor these and any additional items that may arise to ensure that the Village's sidewalks are installed in the best possible way for this application.

### **Proposed Sidewalk Replacements – Year 3 (FY2014 – July 1, 2013 through June 30, 2014)**

Over the next year, I propose that the following sidewalks be replaced. If approved, the following sidewalks will account for a total of almost 48,000 sq. ft. or 2.2 miles of sidewalk. Combined with the sidewalks replaced during the first two (2) years of the project a total of 8.5 miles of the 10.2 total miles of sidewalk will have been replaced by year's end, or 83% of all sidewalks in the Village.

It is worth noting that in the first two years of this project, the majority of the full lengths of the sidewalks replaced required significant repair. While the proposed sidewalks for replacement in Year 3 are in need of replacement, the required repairs are not widespread throughout each block. My estimate is that the 65% - 70% of the sidewalks require a fair amount of replacement work.

- **Primrose Street (between 27 Primrose Street and Brookville Road):**  
*-Carry over from FY2013-*

As mentioned above, replacement of this 145 foot section of sidewalk was deferred due to an extensive home renovation project located at 27 Primrose Street, including the installation of new underground power lines run from Brookville Road to the house. Construction on the house is still ongoing making it impractical to replace this



section of sidewalk. Construction is anticipated to be completed within the next six (6) months at which time the remaining 145 foot section will be replaced.

- Quincy Street:

Quincy Street consists of brick sidewalk totaling approximately 10,542 sq. ft. The brick sections are very uneven, bricks are missing or have been patched before. Many of the brick sections have been up-heaved by mature trees' roots like the concrete sections because the joints are mortared together.

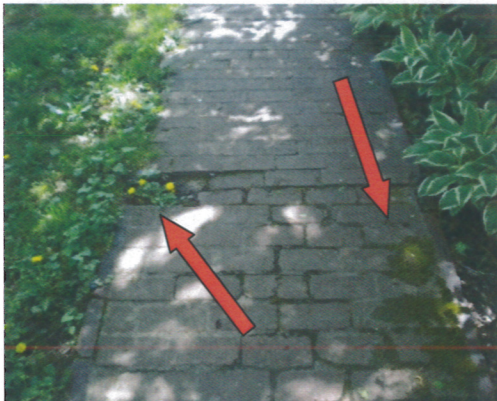
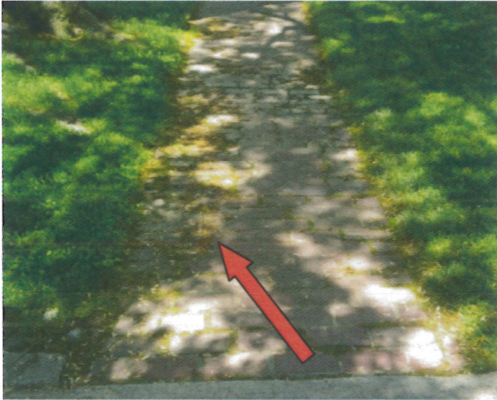
The pictures below depict some of the sections of sidewalks in need of replacement along Quincy Street.



- East Irving Street:

East Irving Street consists of brick sidewalks totaling approximately 3,075 sq. ft. The brick sidewalks need replacing for many reasons such as being very uneven, falling off of bricks at the edges and having cracked to the point that grass/weeds grow freely through the sidewalk.

The pictures below depict some of the sections of sidewalks in need of replacement along East Irving Street.

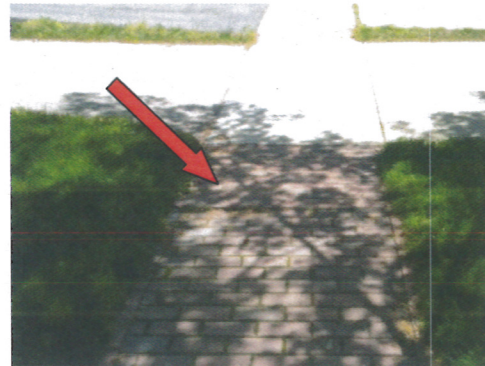




- East Melrose Street (between Connecticut Avenue and Brookville Road):

This section of East Melrose Street consists of brick sidewalks totaling approximately 5,157 sq. ft. Like the other streets mentioned above, many of these sections of brick are up-heaved due to existing or former mature trees' roots, missing bricks and mortar and falling off of bricks along the edges.

The pictures below depict some of the sections of sidewalks in need of replacement along East Melrose Street.



- Newlands Street:

Newlands Street consists of brick sidewalks totaling approximately 7,333 sq. ft. The brick sidewalks in many sections are up-heaved due to existing or former mature trees' roots, missing bricks and mortar as well as several sections of sidewalk that are sunken.

Staff has received e-mail letters from two (2) homeowners along Newlands Street requesting replacement of—at the very least—the portion of sidewalk that runs along the Newlands Street crescent on opposite side of the street from the Newlands Park. The residents state that many sections are up-heaved and have been broken by tree roots. A copy of the e-mail letters are attached to this memo (Att. 3).

The pictures below depict some of the sections of sidewalks in need of replacement along Newlands Street.





- Primrose Street (between Brookville Road and Oxford Street):

This section of Primrose Street consists of concrete sidewalks totaling approximately 3,258 sq. ft. Many of the sections of concrete are up-heaved due to existing or former mature trees' roots or are deteriorating due to the age of the concrete.

The pictures below depict some of the sections of sidewalks in need of replacement along Primrose Street.



- West Kirke Street:

West Kirke Street consists of brick sidewalks totaling approximately 12,645 sq. ft. Like the other old brick sidewalks found throughout the Village, many areas are in need of replacement. These brick sections are very uneven, are missing bricks, have been patched before and have cracked to the point grass/weeds grow freely through the sidewalk.

Included as part of the West Kirke Street sidewalk replacements is the replacement/reconfiguration of the sidewalk within the West Kirke Street/Laurel Parkway combined right-of-way and section of sidewalk that extends for 135 feet down Laurel Parkway. A sidewalk reconfiguration was recommended by the ad hoc committee that was charged with designing a plan for this greenspace (a copy of the committee's plan is attached, Att. 4).

Staff has also received a letter from the residents of 33 West Kirke Street, Mr. and Mrs. Charles Hobbs, requesting that a 109 foot section of brick sidewalk that extends from a point halfway across the front of their house to Cedar Parkway be left in place. Mr. and Mrs. Hobbs cite that the section is in "near-perfect condition."

I recently walked the section of sidewalk in question, and agree that this portion of sidewalk is in good condition and does not appear to have any major visible defects that would deem the sidewalk hazardous. I defer to the Board as to whether they wish

to forego replacing this section. If so, I would recommend replacing the sidewalk across both sections where their front walk abuts the sidewalk (see sketch submitted as part of Mr. and Mrs. Hobbs request), to address a couple areas that are showing signs of deterioration. Below is a picture of the section of sidewalk Mr. and Mrs. Hobbs request to remain in place. A copy of the e-mail letter is attached to this memo (Att. 5).



The pictures below depict some of the other sections of sidewalks in need of replacement along West Kirke Street.





- East Lenox Street:

East Lenox Street consists of both brick and concrete sidewalks totaling approximately 5,320 sq. ft. The brick sidewalks are found in the block between Connecticut Avenue and Brookville Road and concrete sections are found in the block between Brookville Road and Nevada Avenue. Like the other sidewalks discussed in this memorandum, many areas of brick are in need of immediate replacement. These brick sections are very uneven, are missing bricks, have been patched before and have cracked to the point grass/weeds grow freely through the sidewalk. As is the case with many concrete sidewalks throughout the Village many of them have been up heaved by tree roots and need to be replaced.

*Request to Extend Sidewalk:*

On the north side of East Lenox Street (east of Brookville Road) in front of house number 105, the existing concrete sidewalk dead-ends where an old tree once stood. Staff has received an e-mail request from the resident at 107 East Lenox Street, Mr. Jan Acton, and a signed petition from all households on the 100 block of East Lenox Street, except 101 East Lenox Street, to extend the existing sidewalk from 105 and to connect it with the Brookville Road sidewalk. This extension is not included in the square footage amounts above and would increase the length of the sidewalk by approximately 170 feet or 694 sq. ft. A copy of the e-mail and petition are attached to this memo (Att. 6).

I have met with the Village's sidewalk contractor and arborist to review the proposed location. The space available to extend the sidewalk is very tight; currently the property/right-of-way line on the north side of the street is located at the back edge of the current sidewalk. There are two (2) trees located along the path of where the sidewalk extension would be installed. The Village arborist has looked at the area and he concluded that the sidewalk could be installed with minimal impacts to the trees and any impacts would not affect the overall health or stability of the trees. Because this is outside the existing scope of the "replacement" contract, our contractor estimates it would cost \$6,940 mainly due to the hand digging around existing trees roots that would be required.

I have spoken with the residents at 101 East Lenox Street (Kail property), whose property would abut the extended sidewalk, although the extension would be located fully within the public right-of-way and would not involve any impacts to landscaping located on private property. The Kails are not in favor of the extension being installed across the front of their property, citing that they do not feel it is necessary and prefer to have the lawn area instead of a sidewalk. If the extension were approved, Mr. Kail stressed his objection to use of the same material and installation method as was used for the Brookville Road sidewalk. I told Mr. Kail that my recommendation would be

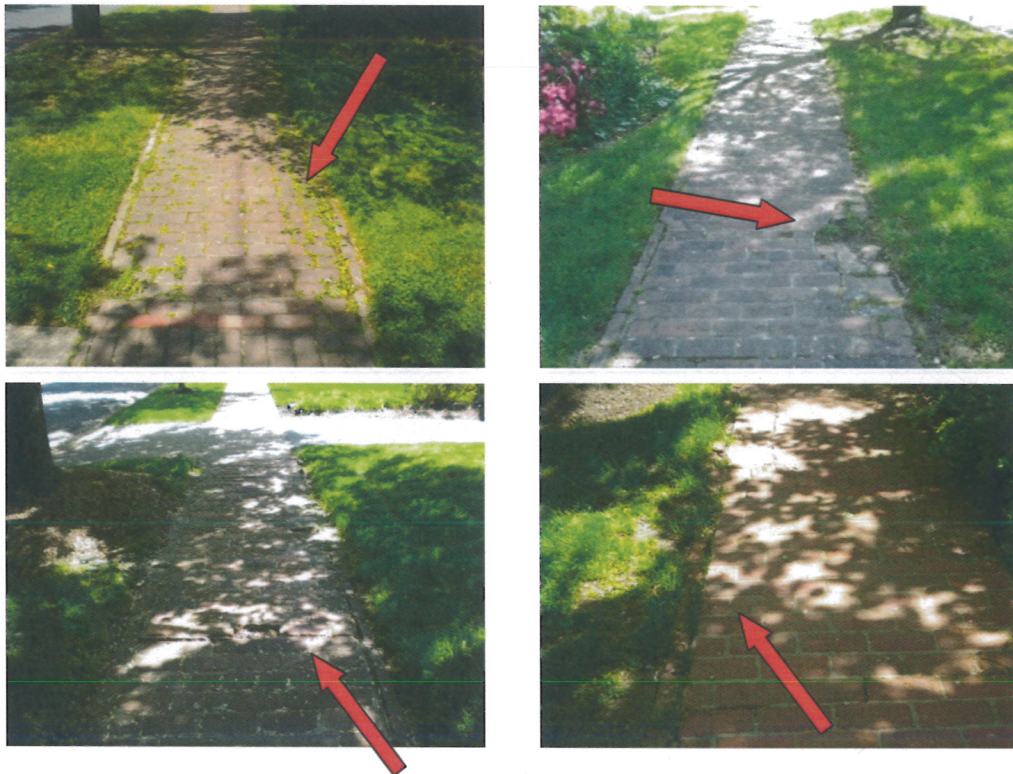
to install the same brick sidewalks as will be installed on the remaining portion of East Lenox.

There is sufficient budget to accommodate the sidewalk extension as part of the upcoming year's sidewalk work.

Below are pictures of the area in question.



The pictures below depict some of the sections of sidewalks in need of replacement along East Lenox Street.



### **Remaining Sidewalks to be Replaced**

If all of the above-recommended sections of sidewalk are approved, 80% of the existing sidewalks will have been replaced at the end of FY2014. The remaining 20% of sidewalks, based on my survey this year, are in fair shape and most likely would not warrant full replacement for an additional couple years. As a matter of policy the Board has chosen to replace only those sidewalks in need of repair. Looking forward to next year, the following sidewalks remain:

- Bradley Lane
- Broad Branch Road
- Grove Street (between Oliver Street and Cedar Parkway)
- East side of the intersection of Grove Street and Kirkside Drive
- The Belmont Buffer Area
- Around the Village Hall
- East Kirke Street
- Nevada Avenue
- East Melrose Street (East of Brookville Road)
- Summerfield Road
- Primrose Street (Oxford Street and Western Avenue)

I provide this information, to begin the discussion on how the Board would like to proceed with these replacements. Board members are also encouraged to keep in mind that development of the Chevy Chase Open Space park will begin to pick-up over the next year, including the installation of brick sidewalks through the park and connecting to the Belmont Buffer and Western Avenue. Funds could, therefore, be re-allocated from the final year of the sidewalk project to fund these or other improvements in the park.

### **Board Action**

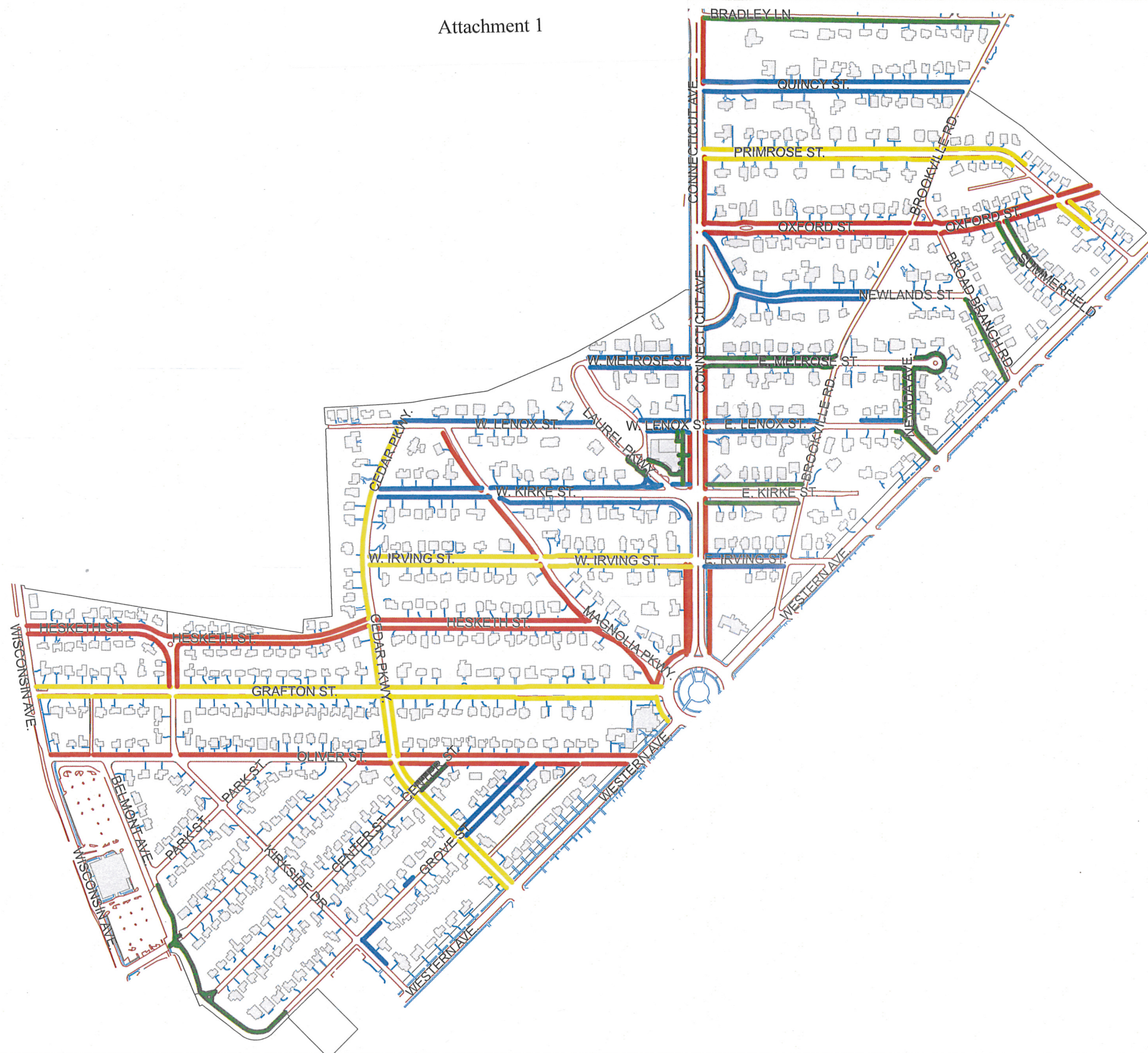
At this time no formal action is requested of the Board.

Between now and the June Board meeting I invite all Board members to walk the sidewalks proposed for replacement in Year 3 either independently or with me, and to submit any comments or questions that you or residents may have. At the Board's regular meeting on June 10, 2013, the Board will be asked to approve the staff's proposed schedule—with or without modifications—for Year 3 sidewalk replacements.





#### *Attachments:*

- (1) Map of Originally Approved Schedule
- (2) Map of Proposed Year 3 Schedule (map includes completed and remaining sidewalks)
- (3) E-mail letters submitted by various Newlands Street residents
- (4) Ad hoc Design and Use Plan Committee Report for the West Kirke Street/Laurel Parkway Combined Public Right-of-Way
- (5) Letter submitted by Mr. and Mrs. Charles Hobbs
- (6) E-mail letter and petition submitted by Mr. Jan Acton





Legend

	<b>Year 1</b>		<b>Year 3</b>
	<b>Year 2</b>		<b>Year 4</b>

Village-wide Sidewalk Replacement  
Original Sidewalk Replacement Schedule  
-Approved June 2011-

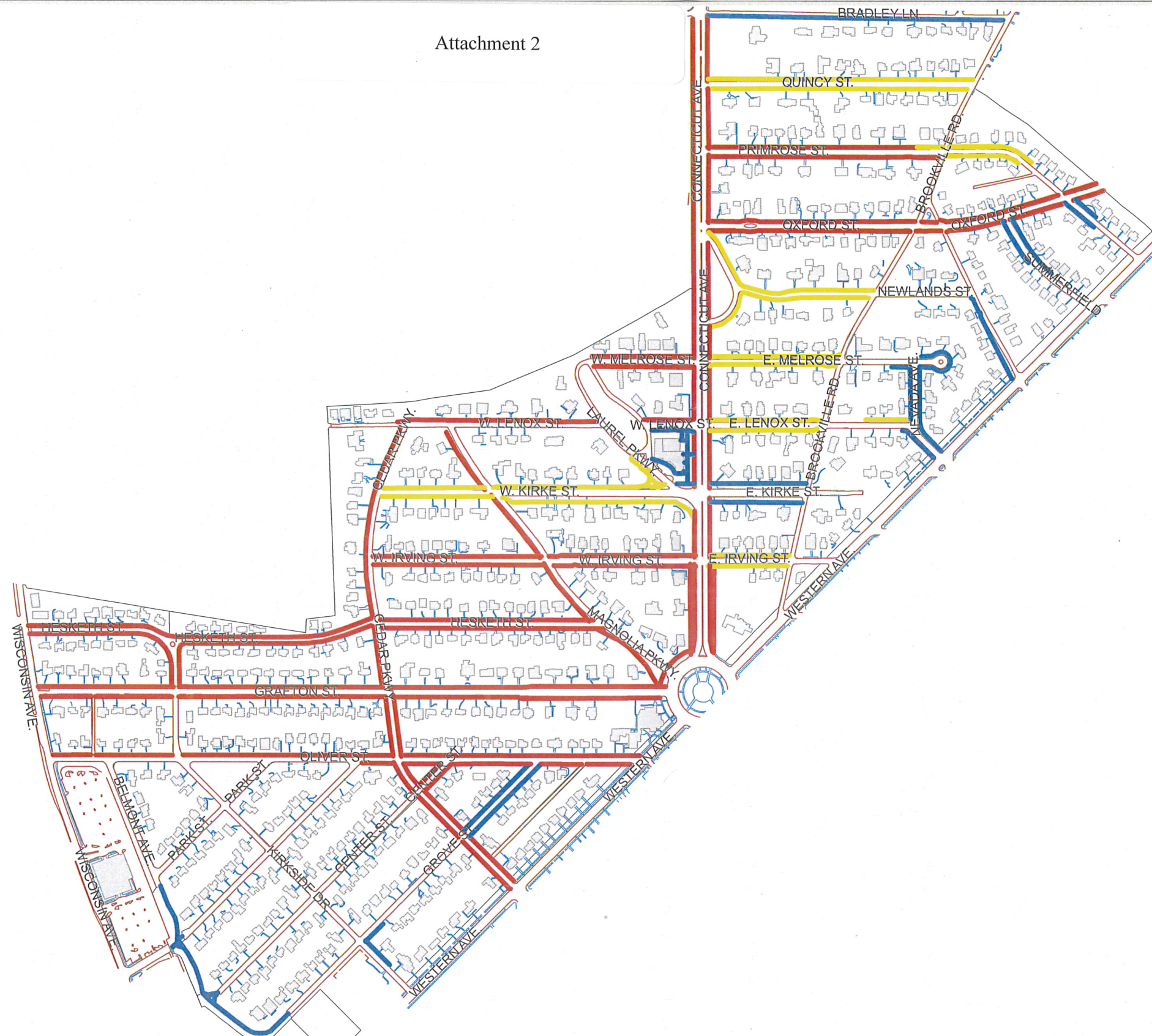
0 250 500 1,000 1,500 Feet

Complied by: M. Younes 4/30/2013  
Source: Chevy Chase Village



(Att. 1)

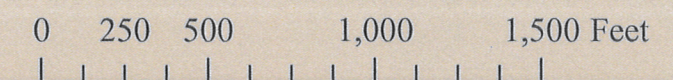




**Legend**

- **Proposed Year 3 Replacements**
- **Completed (by CCV or SHA)**
- **Remaining Sidewalks**

**Village-wide Sidewalk Replacement  
-Proposed Year 3 Replacements-**



Complied by: M. Younes 4/30/2013  
Source: Chevy Chase Village



**(Att. 2)**



**Younes, Michael**

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**From:** Alicegmail [afg.breed@gmail.com]  
**Sent:** Thursday, April 25, 2013 9:40 AM  
**To:** Younes, Michael  
**Cc:** Everett Tony and Kathryn; Tom Hogan And Sheilah Lynch MD; Klosson Charlie; banderson91@comcast.net; jmurphy@promontory.com; esymes@quadel.com; Vaughn Christine; bcuttriss@gmail.com; whiteth@mail.nih.gov  
**Subject:** Newlands St. Sidewalk Repair

Michael. I am particularly concerned with the condition of the sidewalk along the semi-circular portion of East Newlands Street. On our side (2 Newlands) there are many places where the brickwork has deteriorated or the brick siding has broken off. Tree roots have buckled other portions.

On the northern side (1 Newlands) the brick composition is uneven reflecting numerous patching over many years, and there is a portion where the brick has been removed and replaced with a temporary crushed-gravel surface. These conditions also prevail on both sides of Newlands St as it extends easterly to Brookville Rd.

Given these circumstances, the foot traffic going to the CT Ave northbound bus stops, and the early-August safety-awareness event planned for the Newlands Park, I respectfully request that you and the Board consider expediting repair and replacement of all the Newlands St. walkways at the earliest opportunity.

Besides bringing these thoughts and request to your attention, I also invite our Newlands St. neighbors to add their concerns and support to the matter.

Jharry and Alice Breed, 2 Newlands St. (301 654 4802)

Sent from my iPad  
Sooooooooo excuse the pad Typing  
Alice F.G. B. =^.=  
703-969-3069,  
Jharry Breed  
703 405 1896

## Younes, Michael

---

**From:** Kathryn Everett [kbeverett@comcast.net]  
**Sent:** Thursday, April 25, 2013 4:52 PM  
**To:** Younes, Michael; Tony Everett  
**Cc:** Alicegmail; Tom Hogan And Sheilah Lynch MD; Klosson Charlie; banderson91@comcast.net  
**Subject:** Re: Newlands St. Sidewalk Repair

Michael,

The Everetts at 3 Newlands echo the Breed's concern and request. The sidewalk in front of our home at 3 Newlands also has a large degree of deterioration, and whilst I think it's charming, it probably should be replaced as well.

Thanks for your consideration.

Kathryn Everett

On Apr 25, 2013, at 11:17 AM, "Younes, Michael" <[Michael.Younes@montgomerycountymd.gov](mailto:Michael.Younes@montgomerycountymd.gov)> wrote:

> Mr. and Mrs. Breed,  
>  
> Thank you for the e-mail I will include it in my recommendation memo.  
>  
> Michael  
>  
>  
> Michael W. Younes  
>  
> Director of Municipal Operations  
>  
> Chevy Chase Village  
>  
> Office: (301) 654-7300  
>  
> Cell: (240) 482-5443  
>  
>  
> Fax: (301) 907-9721  
>  
> [michael.younes@montgomerycountymd.gov](mailto:michael.younes@montgomerycountymd.gov)  
>  
> [www.chevychasevillagemd.gov](http://www.chevychasevillagemd.gov)  
>  
>  
> -----Original Message-----  
> From: Alicegmail [[mailto:afg.breed@gmail.com](mailto:mailto:afg.breed@gmail.com)]  
> Sent: Thursday, April 25, 2013 9:40 AM  
> To: Younes, Michael  
> Cc: Everett Tony and Kathryn; Tom Hogan And Sheilah Lynch MD; Klosson  
> Charlie; [banderson91@comcast.net](mailto:banderson91@comcast.net); [jmurphy@promontory.com](mailto:jmurphy@promontory.com);  
> [esymes@quadel.com](mailto:esymes@quadel.com); Vaughn Christine; [bcuttriss@gmail.com](mailto:bcuttriss@gmail.com);  
> [whiteth@mail.nih.gov](mailto:whiteth@mail.nih.gov)  
> Subject: Newlands St. Sidewalk Repair  
>  
> Michael. I am particularly concerned with the condition of the



Attachment 4





**Charles and Harriette Hobbs  
33 West Kirke Street  
Chevy Chase, MD 20815**

Mr. Michael W. Younes  
Chevy Chase Village Hall  
5906 Connecticut Avenue  
Chevy Chase, MD 20815  
michael.younes@montgomerycountymd.gov

Re: Brick Sidewalk in Front of 33 West Kirke

Dear Mr. Younes:

Following up our conversation of a few days ago, we have lived at 33 West Kirke since 1964. We love being in the Village. We strongly support the Village's respect for historic preservation, and generally support its plan to replace all the existing brick sidewalks with new brick paving. By this letter we are asking for a small exception to that plan; viz., that the Village retain the existing old brick sidewalk in front of our house.

In front of our house, the existing brick sidewalk runs east-west from Cedar Parkway to our east property line, a span of about 148 feet. See attached plat. The western 109 feet are in near-perfect condition, while most of the remaining eastern 39 feet were replaced by a Village contractor (NVI?) about 15 years ago, and the bricks and mortar are cracked, broken and in disgraceful shape due to poor materials and poor workmanship.

Our request relates to the western 109 feet. This original sidewalk -- we understand from oral comments by a local handyman shortly after we moved in -- was laid by a mason employed or contracted by the Village, named Asa Cheney. The time of laying, we think, would have been around the 1940's or 1950's. This is pretty vague, but perhaps the Village has records that are more reliable. The original workmanship on the sidewalk was superb. Today there is hardly any deterioration -- the bricks are still almost 100% intact, and the mortar is still flush with the bricks. There are no heave-ups or depressions. The edging bricks are mostly still tightly in place. The overall impression is one of first class materials and workmanship.

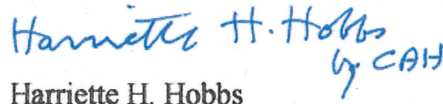
I (Charles) walk every day about 2 miles around the Village west of Connecticut Avenue, and am well familiar with the sidewalks there. There are many stretches of original sidewalk which are still in excellent condition, but very few if any as long as 109 feet. In my admittedly inexpert opinion, this 109 feet stretch likely to be in as good condition in 50 years as it is now, and was 60 or 70 years ago when it was first laid.

We note that the Village has kept the old slate sidewalk that runs along the Magnolia Parkway side of the Crisman house at 20 West Kirke, which pleases us to see -- a little bit of unique historic works preserved. We would argue the same for the 109 foot stretch of sidewalk in front of our house. And it would save the Village some money.

Sincerely,



Charles A. Hobbs

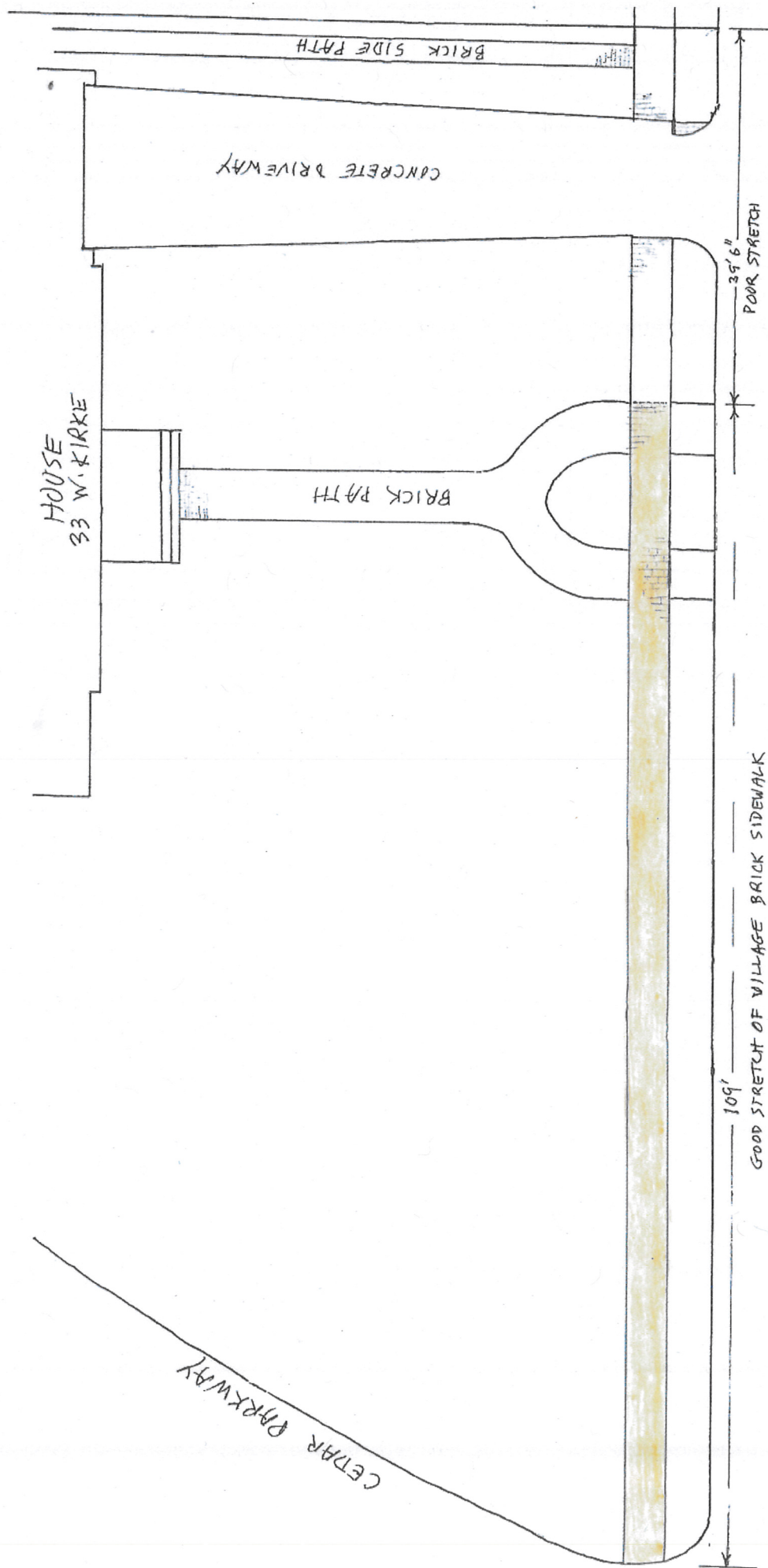


Harriette H. Hobbs

Encl: Plat of sidewalk

Cc: Pat Baptiste ([patbaptiste@verizon.net](mailto:patbaptiste@verizon.net))





**Jan Acton**

---

**From:** Jan Acton <jan.p.acton@gmail.com>  
**Sent:** Monday, May 06, 2013 8:07 AM  
**To:** 'Younes, Michael'  
**Cc:** pat.baptiste@chevy ChaseVillageMD.gov  
**Subject:** Sidewalk Petition for East Lenox Street  
**Attachments:** Sidewalk Petition.jpeg

Michael,

At your suggestion, I contacted all of the households that reside on the 100 block of East Lenox Street regarding sidewalk. At present, the sidewalk is on the North side of East Lenox St. and reaches from Nevada westward in front of 107 and 105 East Lenox. That section of the concrete walkway has at least two significant trip hazards that expose the Village to potential liability for injury and the walkway is not compliant with the Americans With Disabilities Act.

The attached petition asks for correcting the problems with the current sidewalk and extending the walk west to Brookville. I hope that this can be included in the FY 2014 capital improvement plan.

The attached petition has been signed by one individual in seven of the eight houses in this block. The exception is the Kail household at 101/103 East Lenox. I sent Mr. Kail an email on April 29 but I have received no reply to my request to speak with him on the matter.

The households who have supported the petition include:  
Acton (107 East Lenox)  
Gigot (110 East Lenox)  
Kirby (102 East Lenox)  
Lawrence (100 East Lenox)  
Lindahl (108 East Lenox)  
Lively (residing at 105 East Lenox; permanent address 23 Hesketh)  
Manning (104 East Lenox)

Please let me know if you have any questions or need additional information. (I will bring a hardcopy of the petition to your office later today.)

Thank you for your help.

Jan

Jan Paul Acton  
Cell: (202) 320 7572  
Please visit my artist's website  
[www.janacton.com](http://www.janacton.com)

To: Board of Managers, Chevy Chase Village

Cc: Michael Younes, Director of Operations, Chevy Chase Village

Date: May 2013

We are residents of the 100 block of East Lenox Street, Chevy Chase. We understand that the Village is considering its sidewalk improvement activities for the period beginning July 2013.

We support correcting the current structural problems (notably trip hazards) in the pedestrian walkway on the north side of the 100 block of East Lenox Street and the completion of the walkway from Nevada to Brookville Road.

NAME	SIGNATURE	STREET ADDRESS
Acton	[Signature]	107 E LENOX
Jan Lawrence	[Signature] conditional, on not disturbing trees	100 E. Lenox St.
SUSAN KIRBY	[Signature] notice removal	102 E. LENOX ST.
John Lively	[Signature]	23 Hesketh St
Maria Manning	[Signature]	104 E LENOX ST
TOM GILLET	[Signature]	110 East Lenox Street
RICHARD LINDAHL	[Signature]	108 EAST LENOX